

Michael Nguyen

- Provide a title and summary description of the program or type of project being proposed.

LGBTQ+ Social Housing Program

We propose an LGBTQ+ Social Housing Program that will encompass several housing initiatives that will allow our LGBTQ+ seniors to stay housed, our current LGBTQ+ residents to get access to a wider range of housing opportunities and commercial spaces that celebrate their identities, and prospective LGBTQ+ residents who are looking for affordable housing.

Initiative #1:

We propose allocating funding to set up a Queer Land Trust that will be focused on securing multiple housing sites in San Francisco neighborhoods where queer communities already exist so that we can help stabilize at-risk buildings with LGBTQ+ tenants who are at risk of being displaced. This is an important step to help strengthen San Francisco's historic status as a haven for LGBTQ communities. This proposal will help advance social housing goals by establishing innovative models of cooperative LGBTQ housing.

We take inspiration from Queer the Land, a Seattle collective that helps members to buy their own home to support queer people of color experiencing homelessness. In light of the almost nonexistent social safety net in the U.S., between 20% and 45% of houseless youth identify as LGBTQ, despite only comprising 9.5% of the population between ages 13 and 17.

Queer the Land formed in 2016, when members of two other queer collectives came together to design solutions to the high levels of homelessness currently facing their communities. In addition to the living quarters, the house will be used as a community gathering space for other Queer the Land members. There will be a garden to grow food, an apothecary, a food pantry, office space, and a basement folks can use for events.

Initiative #2:

We propose allocating funding to fund the potential **expansion of Open House** for aging LGBTQ+ seniors as well as repurpose existing vacant retail storefronts into housing for LGBTQ+ artists. We envision the potential for a **queer community development corporation** that will own a network of LGBTQ-welcoming properties with centralized maintenance and health support services, developed to facilitate aging in place, community support and perpetual affordability.

Initiative #3:

We propose **allocating funding to community organizations** such as GAPA to be able to **purchase an existing home** in the Castro that can be repurposed into mixed uses including affordable housing for at-risk LGBTQ youth as well as a QTAPI health and wellness center. Following in the footsteps of LYRIC, community organizations like GAPA are well suited to meet the needs of hard to reach populations, including recent immigrants, undocumented immigrants, and other vulnerable communities, but often lack the large capital funding needed to purchase

and repurpose an existing home in the Castro. Given the rise in anti-Asian hate and the existing systemic discrimination against LGBTQ Asian Americans, this will address racial equity.

- State the goals of the program being proposed.

The goals of the program include elevating the need for LGBTQ+ affirming spaces in the affordable housing discourse, creating funding opportunities for spaces dedicated to preserve the LGBTQ history and culture in the city, strengthen the capacity of LGBTQ+ nonprofits to better serve underrepresented LGBTQ+ clients through access to affordable housing and commercial spaces, and create a permanently affordable housing model that promote intergenerational resiliency amongst LGBTQ seniors and newcomers.

- Describe how the proposal creates, supports or expands the development of social housing (as a starting point see the definition quoted above)

The proposals will create and expand the development of social housing through funding that will facilitate the development of permanently affordable housing that will be affordable to below 80% AMI, with an emphasis on targeted programming and marketing to the LGBTQ+ communities.

- Describe how the proposed program or type of project will advance racial and social equity, as well as geographic equity.

The proposals will advance geographic equity as District 8, the district with the highest percentage of LGBTQ+ residents in San Francisco, is home to one of the highest no-fault evictions in the city. Due to the high real estate values in District 8, most housing preservation projects in the district do not qualify under the Small Sites Program due to the significantly higher per unit subsidy that would be required to acquire and operate housing units.

- Describe how the goals of the program or project can be accomplished or advanced and by what types of agencies or entities within Fiscal Year 2022-23.

The program goals can be advanced through partnerships and collaboration with the city's Office of Transgender Initiatives, the Transgender Cultural District, the LGBTQI+ Advisory Committee, the Human Rights Commission, the Planning Commission, and the Mayor's Office of Housing and Community Development. Other non-city entities could include Open House, Mercy Housing, and other community-oriented nonprofit developers. All three initiatives proposed under the LGBTQ+ social housing program can be set up through initial city funding to help fund startup costs. The long-term funding for initiative #1 could be derived from the Small Sites Program or the ongoing revenue stream from Prop I to help fund housing preservation efforts in the city. Initiative #2 and #3 would require higher upfront cost for housing acquisition, which would require meaningful funding allocation from the city so that community nonprofits such as GAPA would have access to sufficient capital to purchase and repurpose an existing building. Future funding streams for initiative #2 and #3 could come from operating grants and subsidies and ongoing donations.